

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243060
Site Address:	49 Gingells Farm Road, Charvil, Wokingham, RG10 9DJ
Expiry Date:	16 January 2025
Site Visit Date:	Not required unless objection received.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.50m, for which the maximum height would be 4.00m and the height of the eaves 2.40m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
070763	Proposed erection of part first floor part two storey side extension and a single storey rear extension to dwelling.	Approved, 13/04/2007
11761	36 dwelling houses.	Approved, 25/10/1979
04032	40 dwelling houses.	Refused on 18/03/1976 Allowed at appeal on 16/10/1978

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: Detached.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015). The site is not subject to any wildlife or habitat designations. Permitted development rights have not been removed for rear extensions

Consultation: All adjoining neighbouring properties were consulted on 6 December 2024 and given the statutory 21 days to respond. No objections have been received.

The Public Sector Equality Duty (Equality Act 2010): In determining this

application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Conclusion: As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION	
Recommendation:	Approve - Prior Approval Not Required
Date:	14 January 2025
Earliest date for decision:	29 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.01.2025